
RE-0063
MEADOWGATE ESTATES, SECTION 4
Rural Estate-Preliminary Plat

STAFF REPORT
June 26, 2014

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, Fred & Andrea Kuipers (represented by surveyor Joe Coutts) are seeking primary approval for a 10-lot Rural Estate subdivision on 28.31 acres for Meadowgate Estates, Section 4, the final phase of this Rural Estate Subdivision. The lots in this request, which would be numbered Lots 28 through 37, would all use Shootingstar Way, a new public rural estate road, which connects to Shootingstar Lane. The site is located on the north side of 500N, about ½ mile east of CR 75E, Tippecanoe 28 (SW) 24-4.

AREA ZONING PATTERNS:

The County Commissioners rezoned this land from A to RE at their October 7, 2013 meeting (Z-2552). The three other RE zones associated with Meadowgate were established in 2003 (Z-2101), 2005 (Z-2224) and 2007 (Z-2318). All other surrounding land on the north side of 500 is zoned Agricultural and land on the south side is zoned R1, single-family residential.

AREA LAND USE PATTERNS:

The land in this request is currently a combination of pasture, crop land, woods and a pond. The surrounding land consists of gently rolling pasture, woods/ravines and agricultural fields. A total of 19 single-family homes are complete or nearing completion in the Meadowgate development. A handful of large-lot single-family homes are located along CR 500N

TRAFFIC AND TRANSPORTATION:

According to the County's *Thoroughfare Plan*, Shootingstar Lane, a public RE road, is classified as a rural local road. The proposed Shootingstar Way will also be a rural local road. CR 500 N is classified as a rural secondary arterial.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Each lot will be served by individual wells and septic systems.

According to a letter from the County Health Department, "soil reports for review which indicates the lots have soil restrictions such as slow permeable soils and seasonal high water tables. The lots are suitable for the consideration of shallow trench subsurface absorption systems with perimeter drains. These lots may also require pump assisted distribution to allow for uniform application of effluent due to soil limitations. The County Health Department is satisfied that this proposal can meet requirements of

Tippecanoe County Ordinance 99-30 and Indiana State Rule 410 IAC 6-8-1.”

CONFORMANCE WITH UZO REQUIREMENTS:

The plat complies with the number of lots allowed and maximum density requirements. All required setbacks are shown except for lots 29 and 33 which need to have their front setback labeled and dimensioned. This will be a condition of approval.

IMPROVEMENTS AND PERFORMANCE BOND:

Petitioner has requested permission to bond.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following conditions:

A. Conditions

CONSTRUCTION PLANS – The following items shall be part of the Construction Plan application and approval:

1. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2005-04-CM.
2. The County Drainage Board shall approve the drainage plans.
3. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

4. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
5. All required building setbacks shall be platted, including the front setbacks for Lots 29 and 33 that will establish the required minimum 100-ft lot widths.
6. The street addresses and County Auditor's Key Number shall be shown.
7. Tree preservation easement on lots 31, 32 and 33 shall be specified in the covenants.